

Weare Conservation Commission
Minutes
June 11, 2003

In attendance were: Tom Carr, Pat Myers, Andy Fulton, Paul Naves, Ellen Dokton, and John Ciampi. In absence was Mike Manna.

Meeting commenced at 7:00 P.M.

- 1) **Minutes read:** John Ciampi read the minutes from May 14, 2003. Proposed changes included: In section #1, correct the spelling of the name "Christenson"; in the last sentence the wording "Bob Christenson was recommended as a liaison to the town attorney" shall be added to the document; the wording "the new town administrative coordinator" shall be included after Bob Christenson's name. In section #2, the word "dilemma" shall be changed to its correct spelling; the wording "a verbal complaint has been issued against HRD pertaining to the driveway which apparently was not constructed according to plan", shall be changed to read, "Tom Carr, and Paul Morin of the Planning Board, have made discussion about HDR, pertaining to the newly installed driveway, which was not constructed according to plan". In section #4, the name "Bank" shall be changed to read "Bock". In section #6, the wording, "which, however, eliminated the need of a quorum. Mr. Carr suggested that the matter be taken up at the next work session when a quorum is likely to exist", shall be struck from the document. In section #7, the word "consolidated" shall be changed to its correct spelling. In section #10, the name "Swope" shall be changed to its correct spelling. In section #11, the words "use of their" shall be struck. Andy Fulton made motion to approve the minutes as amended, and Tom Carr 2nd. All members voted for approval, with no objections. Motion carried and the finalized version was approved.
- 2) **Minutes of May 7 and June 4** Naomi Bolton, Land Use Coordinator, indicated that parts of the minutes are missing, including those of the cluster sub-division in Hoit Mills. Tom Carr plans to call Naomi tomorrow and try to resolve this issue.
- 3) **Holly Hill Farm:** Pat Myers presented to the Commission a review of the Holly Hill Farm site walk on 6-07-03. Andy Fulton of the Commission was in attendance, as well as Paul Morin and Steve Lehman, both of the Planning Board. Also in attendance were abutters, neighbors, Eric Mitchell of Mitchell Associates, and James Coughlin, a developer. A copy of the site walk review is attached.
- 4) **Wetland Delineation:** Tom Carr addressed the Commission explaining the rules governing wetland delineation: RSA 485A rule governs the septic system designers; 310A regulations govern the natural scientists, and another set of rules govern planning Boards, Conservation Commissions, etc., and all three rules conflict each other. The state allows towns to adopt more stringent regulations than what the state requires. These regulations, however, have exceptions in the 310A rule which stipulates that septic designers have the right to delineate wetlands for sub-division and septic purposes

which mean that a certified wetland stamp of approval would not be required on the site review plans. Tom feels that this issue may be challenged legally within the next few months, and he stated his position on this is to allow this issue to play itself out before acting further on this matter. DES however, has adopted rules that require a *minimum* and *standard* dredge and fill application be delineated by a certified wetland scientist. An expedited application can, however, be done by a homeowner, provided the delineation satisfies the requirements of the applicable RSA's.

- 5) **Tarrand Development:** map #409, lot # 159.6, on High Rock Rd., has twice been tabled. Tom Carr stepped down from discussion on this issue because of his former involvement in this matter. The wetland impact is 200 sq. ft. and the permit requested is a standard application. The remaining members perused and discussed the site review plan and did not find any objections or negative comments concerning this plan.
- 6) **Wetlands Bureau Actions:** none recorded.
- 7) **Evelyn Gooch:** has offered to donate some land to the town, under the auspices of the Conservation Commission. The property involves tax map 202/76 (5.98 ac.), and lot 202/37 (.91 ac.), stipulating that both lots be considered a package deal. The Commission entertained discussion on costs associated with title search and attorney fees. The Commission also considered encumbering the property with some form of deed restriction. A site walk will be scheduled in the near future.
- 8) **Wood property:** A site visit was scheduled for Thursday, the 19th of June. A vote was taken, motion made by Ellen, to allow Pat Myers to conduct research on the property, and then to hire a land appraiser (Ron Klemarczic) and a title search firm (Scot Heath) to conduct the necessary preliminary requirements. Vote taken was in the affirmative and Tom Carr will notify the BOS of this development.
- 9) **By-laws:** the Commission intends to finish them at the next meeting. Ellen agreed to re-email the final version to all the members.
- 10) **Wetlands policy:** nothing approved so far.
- 11) **Web page:** the Commission reviewed and discussed the format of the town web page currently under development, resulting in some modifications in the wording. Andy Fulton will speak with Jon Wallace in an attempt to set-up a generic e-address which would serve as a link with local residents.
- 12) **Conservation of Documents:** a new conservation grant is currently available from the NH State Library, geared toward protection of important documents. Pat Myers suggested using this opportunity to purchase fire-proof safes to protect conservation easement papers. Tom Carr offered to call the contact provided for further information.
- 13) **Conservation maps:** Tom mentioned that the Commission has finally received a copy of the latest tax maps, provided by Naomi Bolton. These maps are on auto-cad, and

Tom proposes to use these maps to document all town property currently in conservation designation.

- 14) **Turtle pitch:** Pat Myers made an advisory pitch to be watchful during this time of season of turtles crossing roads to lay their eggs or to return to their regular habitat.
- 15) **Adjournment:** Ellen Dokton made motion to adjourn, 2nd by Andy. All voted in the affirmative and motion carried. Meeting adjourned 10:05 PM.

Respectfully submitted,

John Ciampi

cc: town clerk
BOS
file